

CLOS CHEVALLE HOMEOWNERS ASSOCIATION

Board Meeting Minutes

October 20, 2022

8:29 a.m. – 11:23 a.m. via Zoom

Call to Order: The meeting was called to order by Jim Gurke at 8:29 a.m.

Present: Jim Gurke, Lew White, Bart Harmeling, Larry Peabody, and Lori Wentland. Kerry Albright joined for the Finance Committee report.

Approval of Minutes: The draft minutes of August 25, 2022 were unanimously Board approved.

Finance Committee: Lew White

- Lew provided the Board with the YTD and monthly financial reports, and reported continued favorable actual performance versus budget.
- Lew presented for the Board's approval updated documents dated November 20, 2022 that outline and clarify the procedures for board Spending Authorities and Expense Payment Authorities. Both documents were unanimously Board approved.
- Lew and Kerry presented the timeline and responsibilities for developing and approving the 2023 operating budget, including setting the budget ratification meeting and the posting of the budget to the HOA website.
- Lew and Bart reviewed the budget considerations as it pertains to facilities and maintenance expenses.
- The Board examined road maintenance in regard to the budget. Larry discussed the impact of heavy construction and the expected new builds in relation to our streets. After considerable deliberation, the Board concluded to wait until the busy construction phase slows before scheduling a road and trail resealing project.

Facilities Committee: Bart Harmeling

- Bart updated the Board on the status of fall projects, including gate maintenance, the irrigation shut-down today, one last park mowing, and the portable toilet to be removed at the end of the month.
- A homeowner expressed interest in joining the Facilities Committee. More to come as they finalize the details.

Architectural Design Committee: Larry Peabody

- Larry reviewed his monthly report on all activities involving the ADC.
- Larry gave an update on the progress of ongoing construction and design approval meetings.

Secretary's Report: Lori Wentland

- Lori will send the Board a draft of the 2023 Calendar for review.

President's Report: Jim Gurke

- Jim recommended continuing with the same format for the Annual Meeting. The Board agreed with Jim's recommendation, and plan to maintain the current Zoom format for the next Annual Meeting.
- Jim and the Board wish to recognize Pam Ahl for her ongoing maintenance work and decorations on behalf of our neighborhood.

New Business: None

Old Business: Jim updated the Board on the issue of dead and dying pine trees along BMR Road. The Board will coordinate the need for tree removal with BMR entities.

Next Scheduled Meeting: Thursday, November 17, 2022 at 8:30 a.m. via Zoom.

Adjournment: The meeting was adjourned by Jim Gurke at 11:23 a.m.

The minutes were prepared by Lori Wentland, CCHOA Secretary.